

44
130

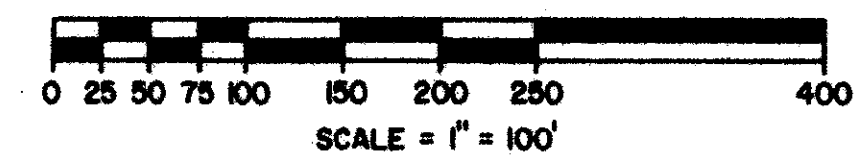
130

PART OF A P.U.D.
EDGEWATER POINTE ESTATES
A PLAT OF A PORTION OF SECT. 34, TWP. 47S, RGE. 42 E.
AND ALSO BEING A REPLAT OF TRACT F-2, BOCA POINTE NO. 4, AS RECORDED
IN PLAT BOOK 43 PAGES 194-196 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT JR., INC. CONSULTING ENGINEERS & LAND SURVEYORS BOCA RATON, FLORIDA

JANUARY 1982

SHEET 3 OF 3



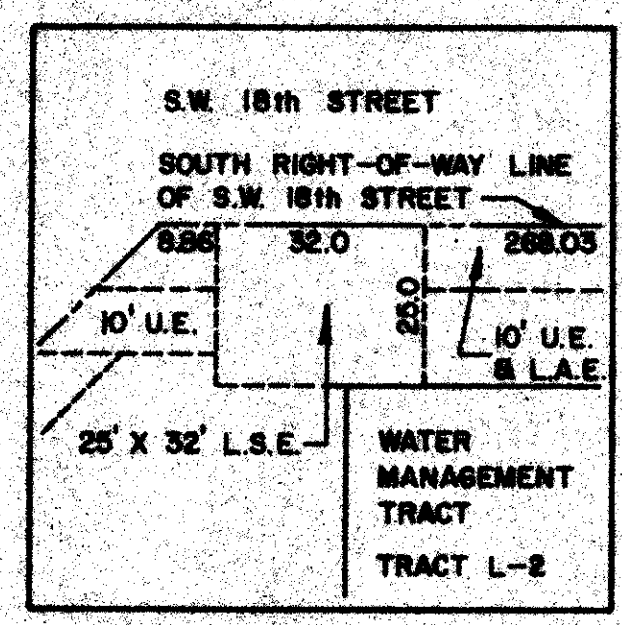
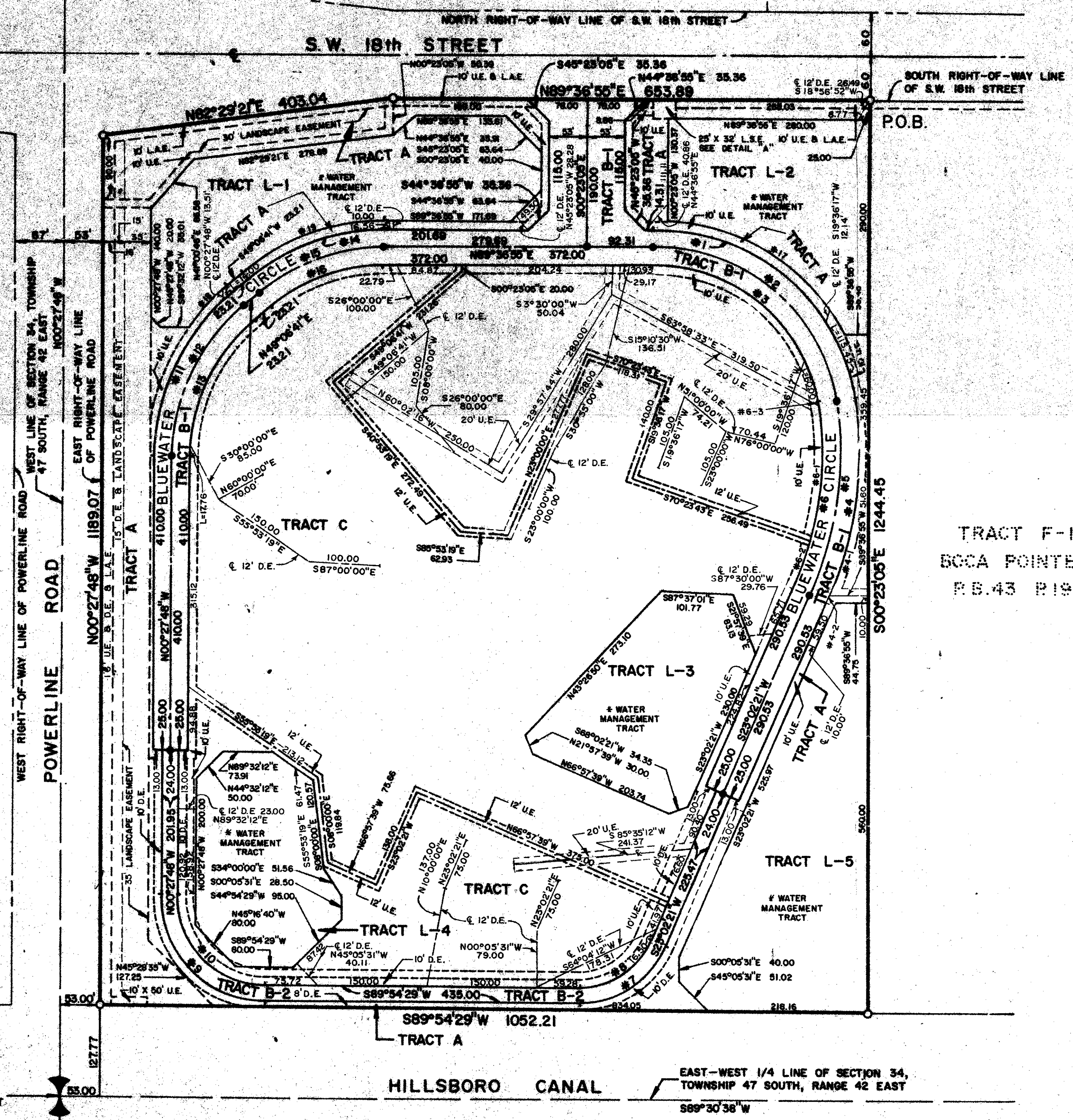
NORTHWEST CORNER OF SECTION 34,
TOWNSHIP 47 SOUTH, RANGE 42 EAST

TRACT W-3
BOCA POINTE NO. 1
P.B. 42 P. 141-143

TRACT T-1
BOCA POINTE NO. 4
P.B. 43 P. 194-196

TRACT T-2
BOCA POINTE NO. 4
P.B. 43 P. 194-196

TRACT F-1
BOCA POINTE NO. 4
P.B. 43 P. 194-196



DETAIL "A"
SCALE = 1" = 30'

TABLE OF ARCS

NUMBER	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD BEARING
1	275.00	380.61	79° 18' 00"	227.90	350.95	S 50° 44' 05.0"E
2	250.00	346.01	79° 18' 00"	207.19	319.05	S 50° 44' 05.0"E
3	225.00	311.41	79° 18' 00"	186.47	287.14	S 50° 44' 05.0"E
4	515.58	307.07	34° 07' 26"	156.24	302.55	S 05° 58' 38.0"W
5	490.58	292.18	34° 07' 26"	150.57	287.88	S 05° 58' 38.0"W
6	465.58	277.29	34° 07' 26"	142.89	273.21	S 05° 58' 38.0"W
7	127.00	148.22	66° 52' 06"	83.85	139.95	S 56° 28' 25.0"W
8	103.00	120.21	66° 52' 06"	68.00	113.50	S 56° 28' 25.0"W
9	142.00	222.13	89° 37' 43"	141.08	200.17	N 45° 16' 39.5"W
10	118.00	184.59	89° 37' 43"	117.24	166.34	N 45° 16' 39.5"W
11	298.00	257.84	49° 34' 29"	137.62	249.87	N 24° 19' 26.5"E
12	273.00	236.21	49° 34' 29"	126.07	228.91	N 24° 19' 26.5"E
13	248.00	214.58	49° 34' 29"	114.53	207.95	N 24° 19' 26.5"E
14	298.00	210.66	40° 30' 14"	109.95	206.30	N 69° 21' 48.0"E
15	273.00	192.99	40° 30' 14"	100.73	189.00	N 69° 21' 48.0"E
16	248.00	175.32	40° 30' 14"	91.50	171.69	N 69° 21' 48.0"E
17	285.00	303.69	61° 03' 10"	168.05	289.52	S 56° 55' 32.0"E
18	308.00	81.05	15° 04' 37"	40.76	80.81	N 41° 34' 22.5"E
19	308.00	217.73	40° 30' 14"	113.64	213.23	S 69° 21' 48.0"W
4-1	515.58	290.64	32° 17' 53"	149.29	286.80	S 05° 03' 51.5"W
4-2	515.58	16.43	01° 49' 33"	8.22	16.43	S 22° 07' 54.5"W
6-1	465.58	196.68	24° 12' 14"	99.83	195.22	S 02° 07' 05.0"W
6-2	465.58	71.65	08° 49' 09"	35.90	71.59	S 18° 37' 46.5"W
6-3	465.58	8.95	01° 06' 03"	4.47	8.95	S 10° 32' 03.5"E

0211-309

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34-47-42

F.S. 36

EDGEWATER EST. 44/130

NOTE: Bearings shown hereon are based on a bearing of N.00° 27' 48" W along the East right-of-way line of Powerline Road, as shown on the record plat of Boca Pointe No. 4, as recorded in Plat Book 43, Pages 194-196 of the public records of Palm Beach County, Florida.

No buildings, trees or shrubs will be placed on drainage or utility easements.
P.R.M. Indicates Permanent Reference Monument
P.C.P. Indicates Permanent Control Point
U.E. Indicates Utility Easement

D.E. Indicates Drainage Easement
L.L.A.E. Indicates Limited Access Easement
L.S.E. Indicates Lift Station Easement
Water Management Tracts (L-1, L-2, L-3, L-4, & L-5) shall be the maintenance responsibility of the Edgewater Pointe Maintenance Association and shall be deemed Drainage Easements.

This instrument was prepared by:
John A. Grant, Jr., John A. Grant Jr., Inc.
3333 North Federal Highway, Boca Raton, Florida